Assembly Station Public Meeting

November 15, 2011

Federal Realty INVESTMENT TRUST NYSE: FRT

FOUNDATIONS OF OPPORTUNITY

Moving Massachusetts Forward. massDOT Rail & Transit

MUNICIPAL FREEDOM GIVES NATIONAL STRENGTH SOMERVILLE, MASS

Agenda

- Introductions
- Assembly Station Project Overview
- Construction Phasing
- Schedule
- Questions & Answers

Project Milestones 2010-2011

- Project received full funding commitments from Federal, State and Private resources
- Project Agreement between FRIT and MBTA – Spring 2011
- Design was completed
- Project was put out to Bid – May 2011
- Bid Opening – August 2011
- Board Approval of S&R Construction – October 2011

AECOM

Assembly Row

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Assembly Row

Project Summary

- New Orange Line Station between Sullivan Square and Wellington Circle
- Provide direct connection to Assembly Row – mixed use redevelopment with commercial, residential and retail services
- Public/Private Partnership (State, MBTA, FTA and Federal Realty)
  - Commonwealth of MA – contribute $25M construction money
  - MBTA – oversee construction, operate station after construction
  - Federal Realty – contribute $15M design and construction money
  - FTA – contribute $16.5M for station construction
- Contract Awarded 10/5/2011: $29,229,184 to S&R Construction Enterprises, Inc.

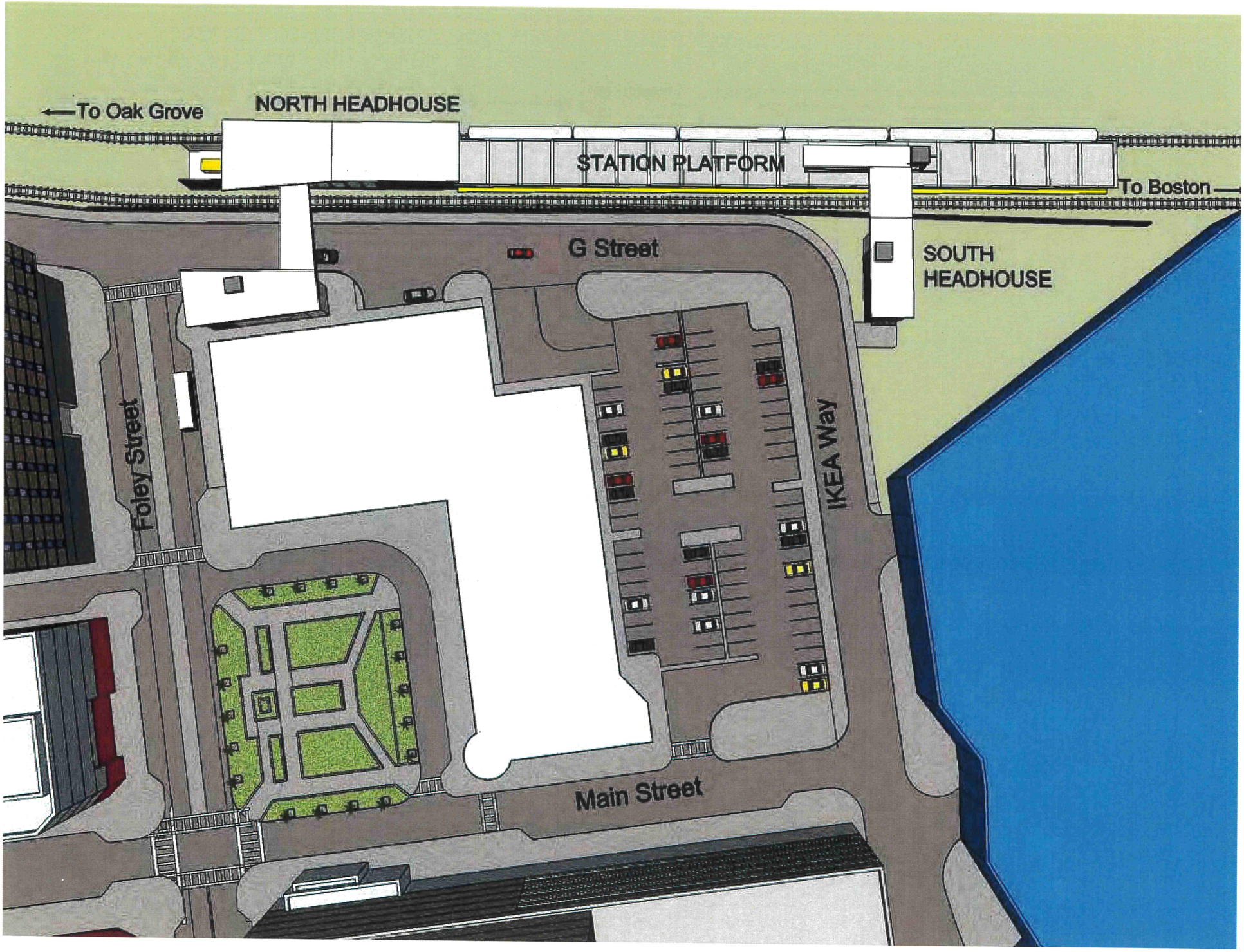
Station Overview

Station Design Elements

- Multi-modal access: train, bus, car, bike, or walking
- Two entrances – North at G-Street/Foley Street; South at G-Street/IKEA Way
- Vertical circulation complies with BCIL and MBTA Design Criteria – pass-through elevators
- Compliant means of egress & Accessible paths of travel
- Transparency for increased security, visibility and wayfinding
- Service spaces on platform level for MBTA use
- GREEN roof on canopy, passive ventilation & daylighting

Public Art

- Interpretive panels designed by MBTA informing the public about the history of the site
- Artistic benches on the platform and in the station design by **Artists for Humanity** as a co-operative education program with MBTA for students to understand Accessibility codes and guidelines
- Artists for Humanity to oversee the installation of colored metal panels on the facades of the station to provide a mosaic/mural of various colors and textures


To Oak Grove
NORTH HEADHOUSE
STATION PLATFORM
To Boston
G Street
SOUTH HEADHOUSE
Foley Street
IKEA Way
Main Street

Assembly Station

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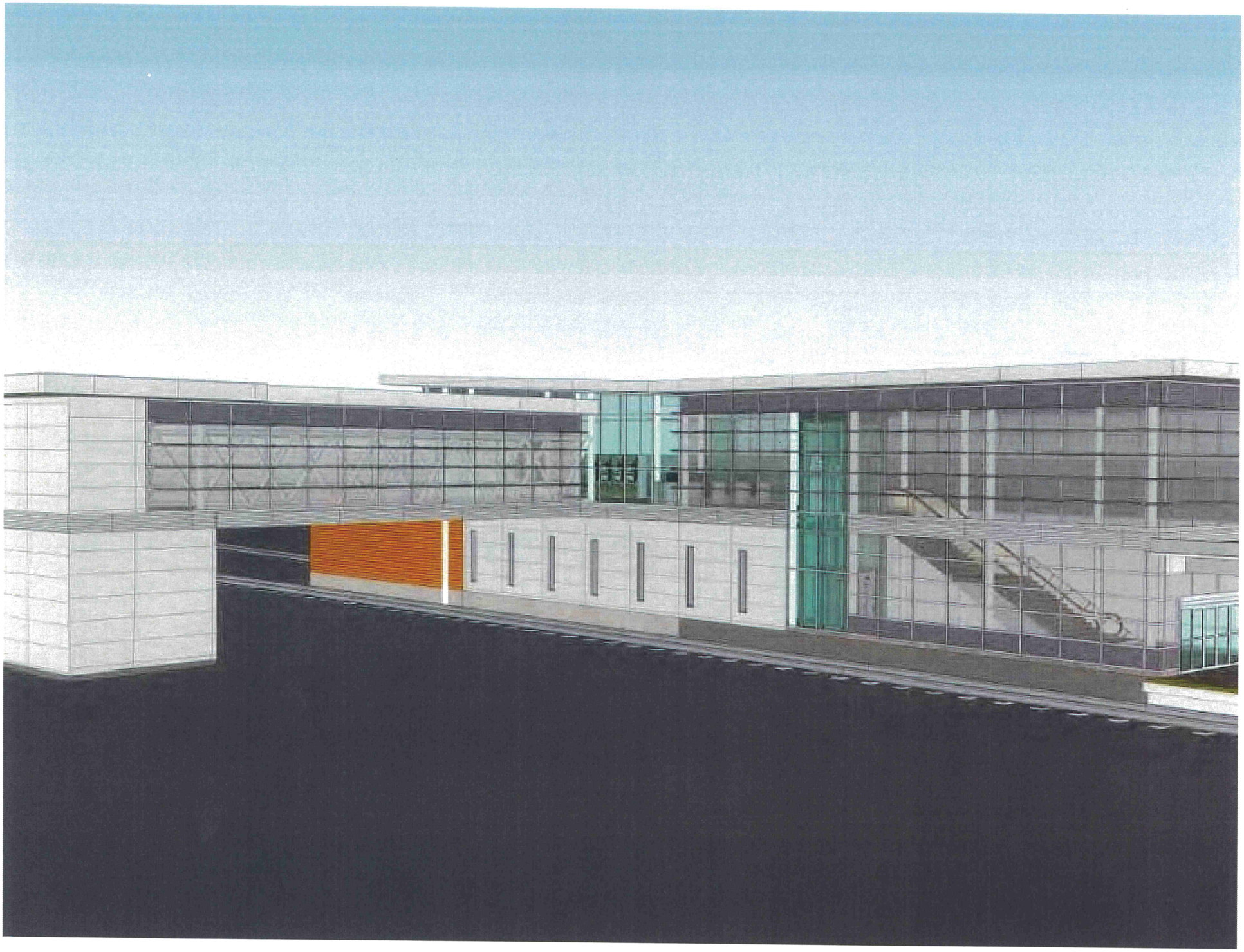
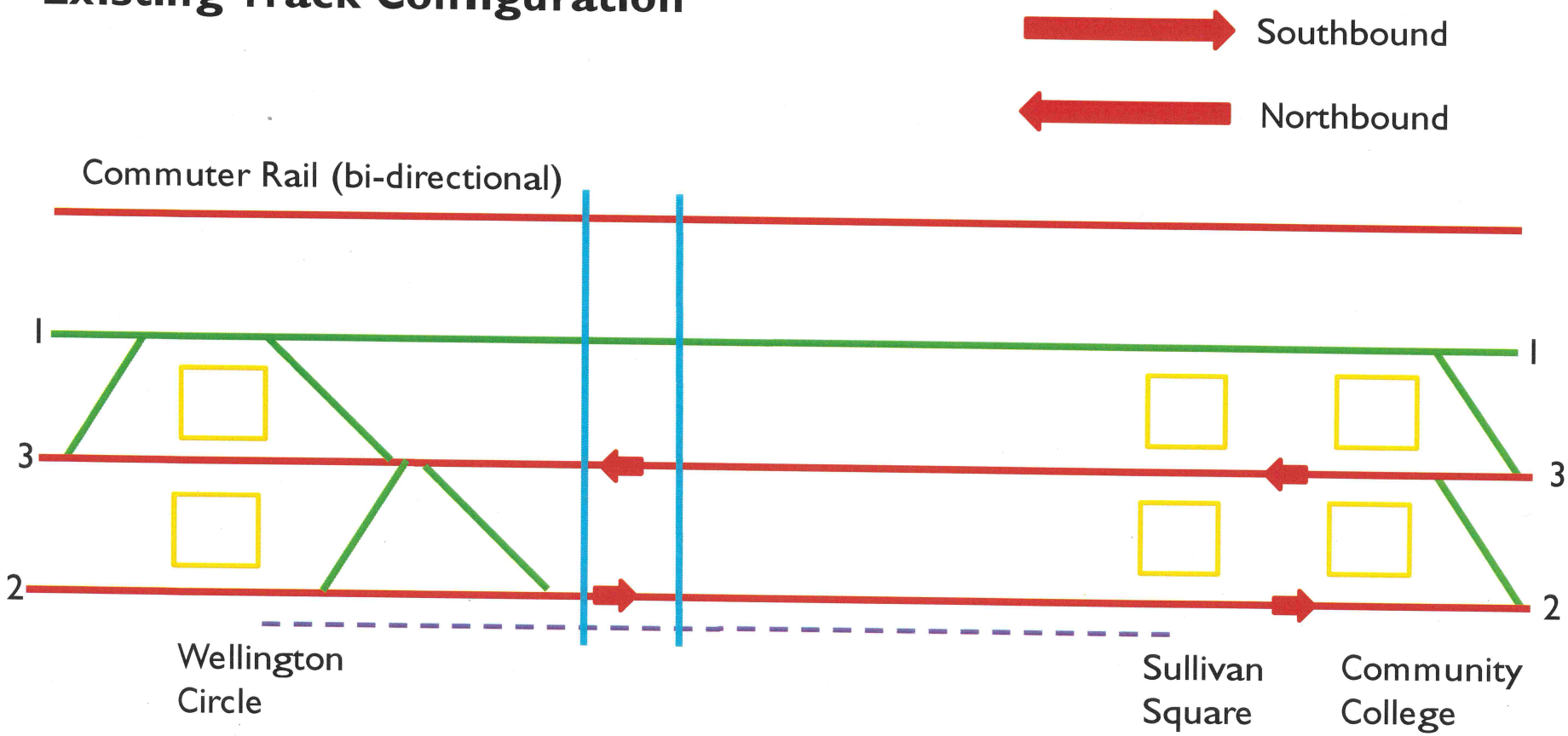


ASSEMBLY
ALL TRANS

Construction Phasing

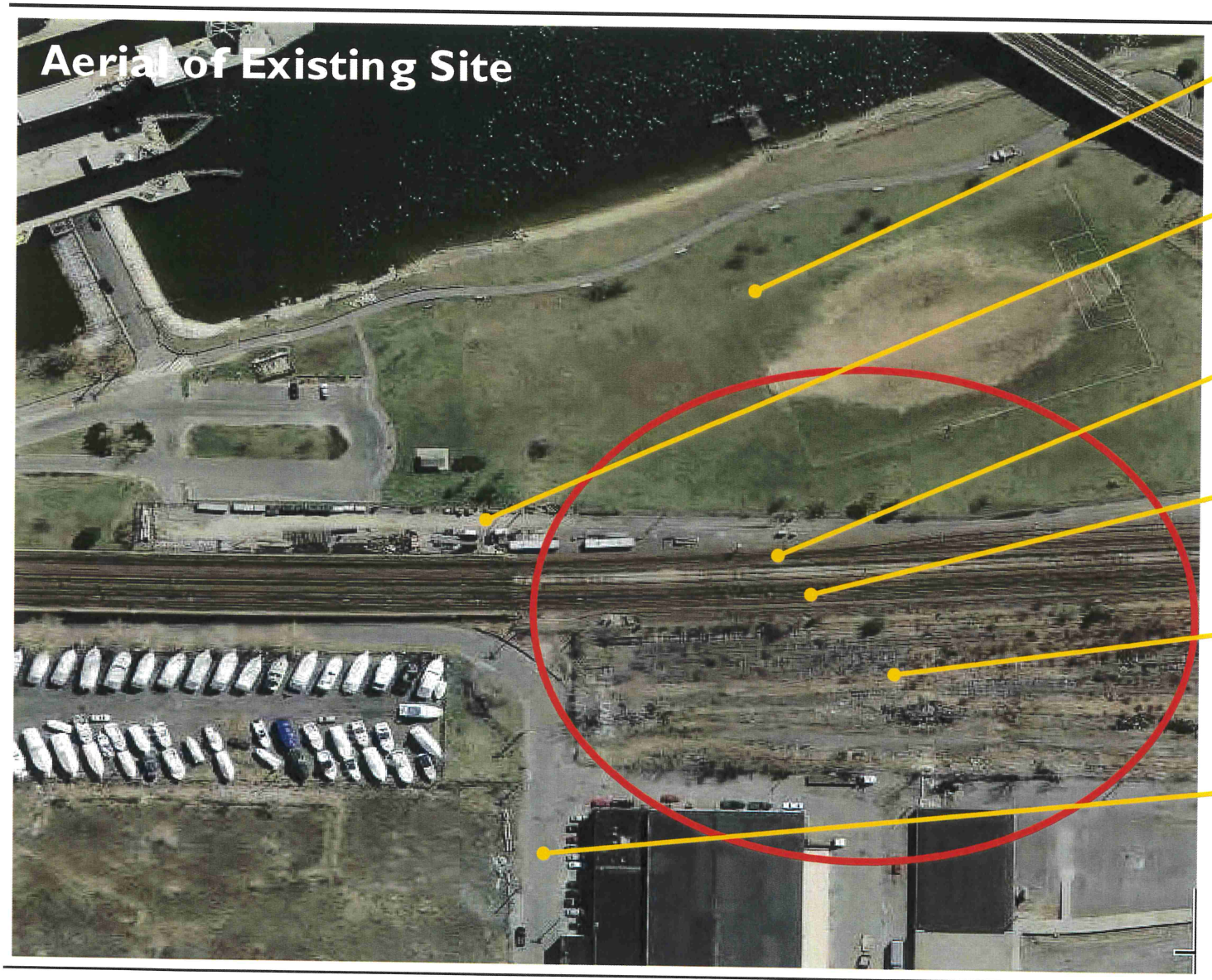
Existing Track Configuration



Red is active track; Yard tracks are omitted for clarity

Assembly Station

AECOM



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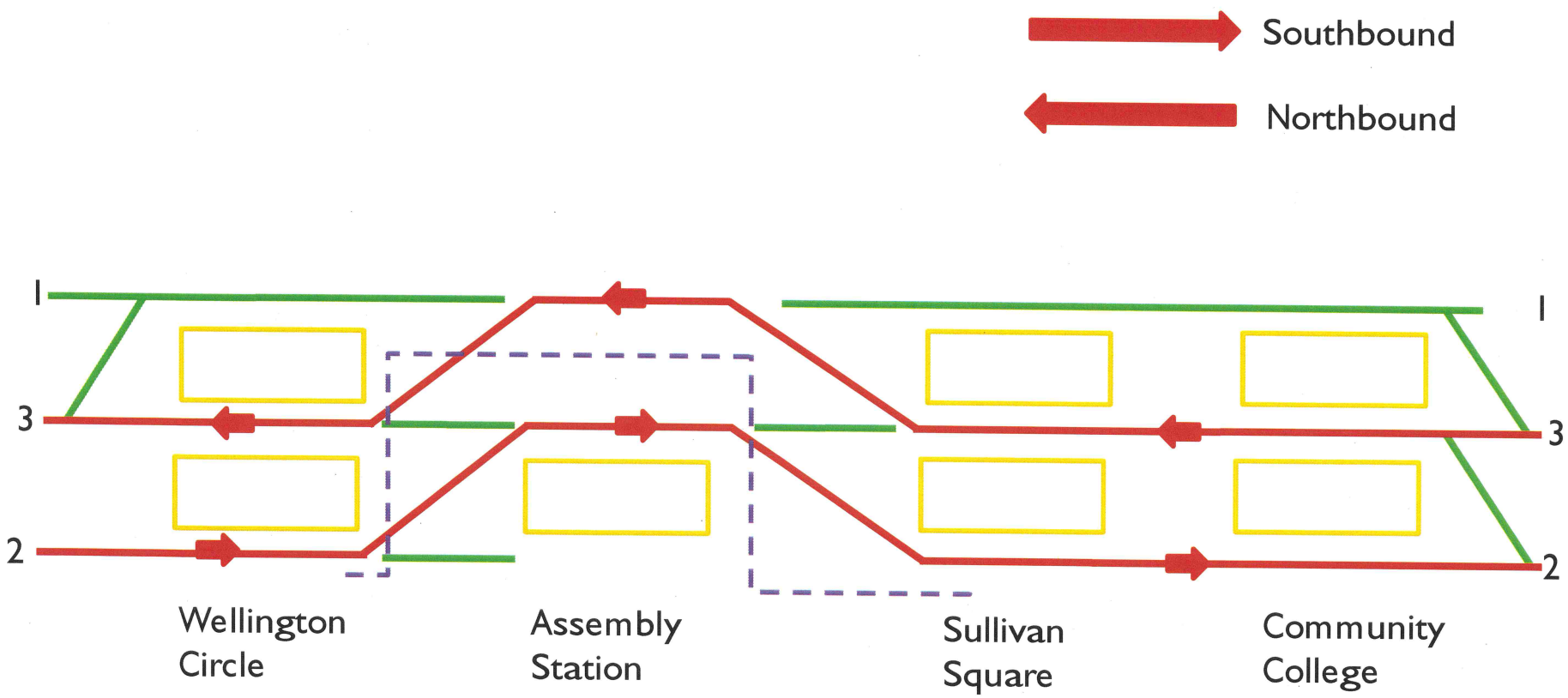
Train Operations During Construction



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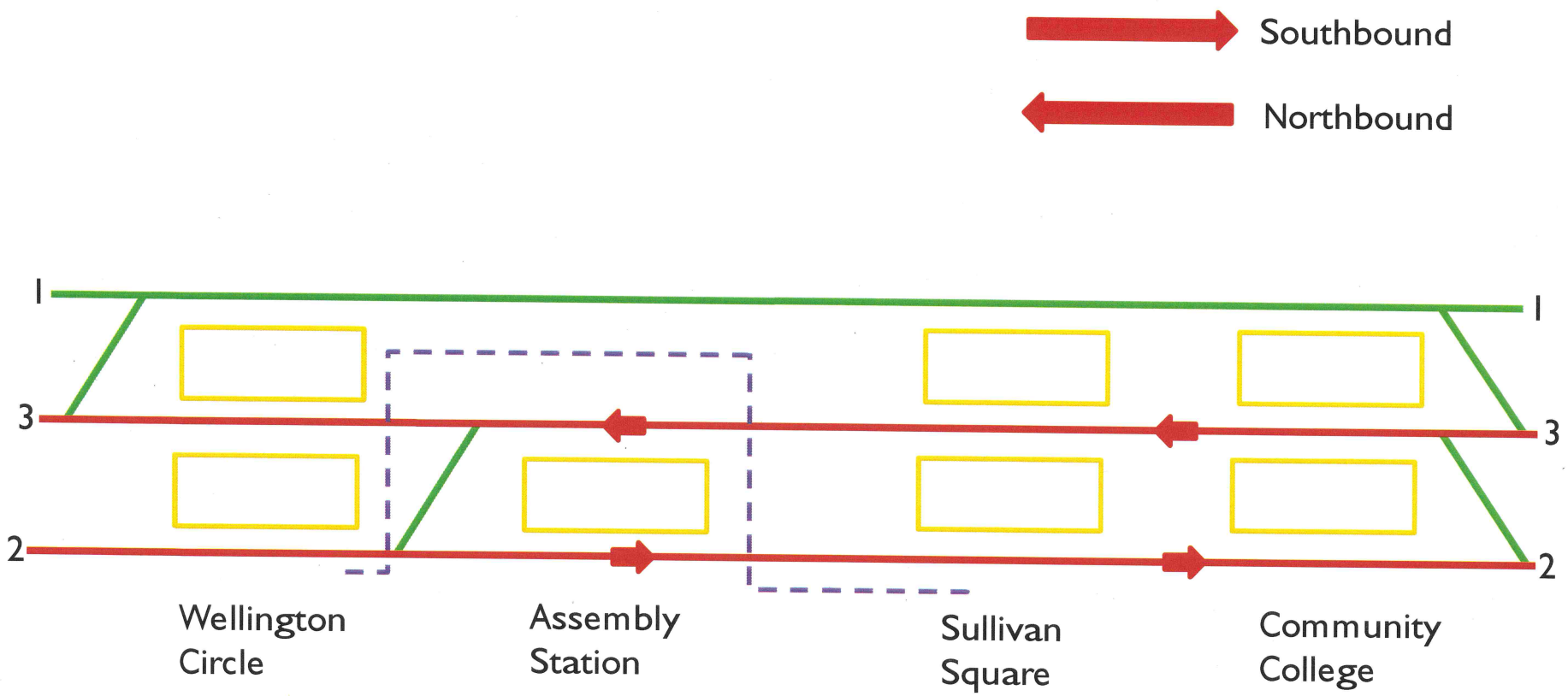
Train Operations After Construction



Schedule

- Contractor Notice to Proceed – December 2011
  - Construction duration: 33 months
  - Weekend Diversions: 18 weekends
  - Early access at 9 pm: 175 non-consecutive days
- Substantial Completion – Fall 2014

Construction Contacts

- MBTA will have a Construction Office at Assembly Square throughout the Project
- Primary contacts: Terry McCarthy (Project Manager) & Lonny Fidalgo (Resident Engineer)
- S&R Construction Enterprises, Inc.

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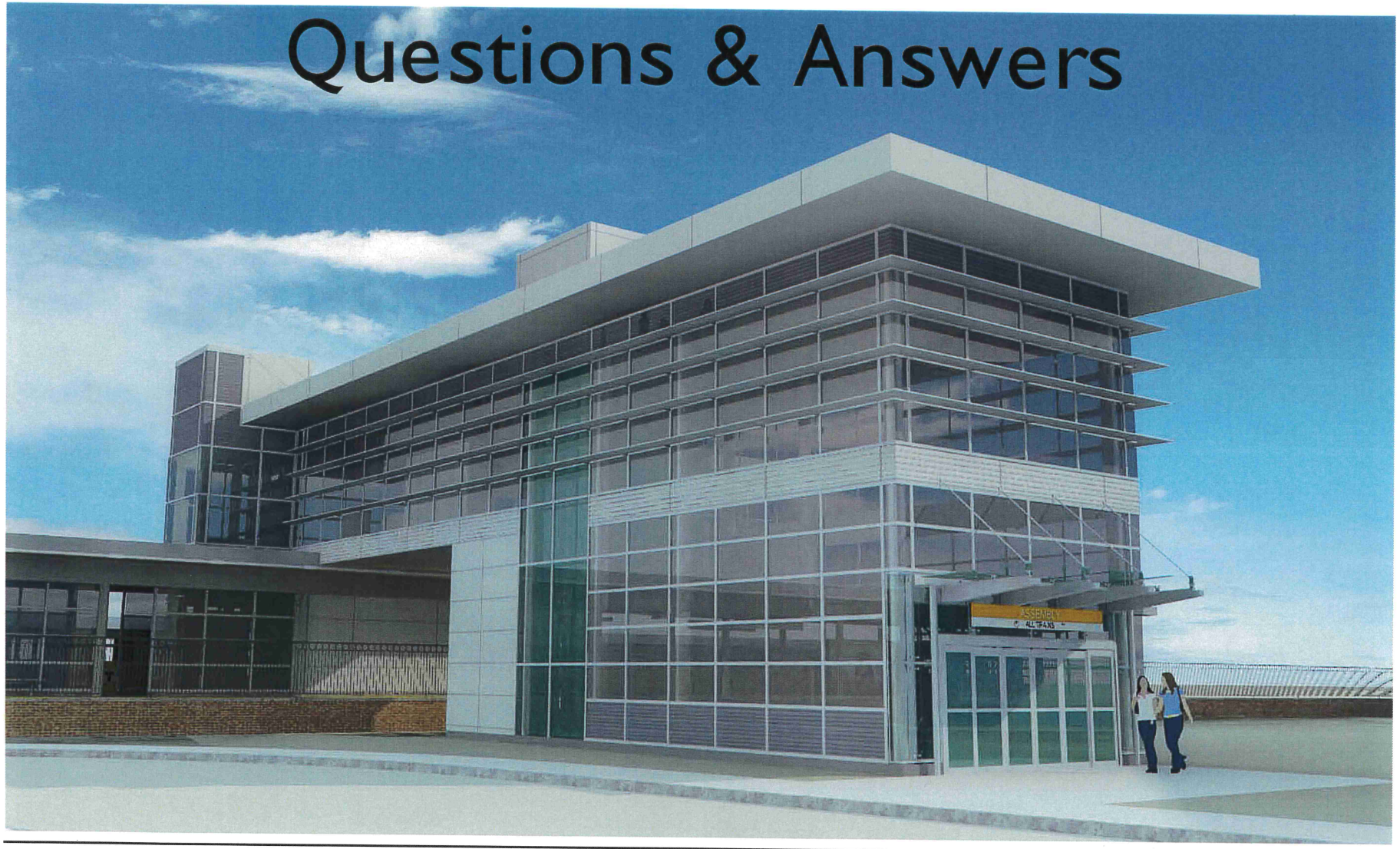
Questions & Answers